

In re:  
Mary R Mulvihill  
Debtor

Case No. 23-10530-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Feb 28, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 01, 2024:

Recip ID	Recipient Name and Address
db	+ Mary R Mulvihill, 1313 Bradford Court, Phoenixville, PA 19460-4811

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 01, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 28, 2024 at the address(es) listed below:

Name	Email Address
DENISE ELIZABETH CARLON	on behalf of Creditor PNC Bank National Association bkgroup@kmlawgroup.com
JAMES RANDOLPH WOOD	on behalf of Creditor Phoenixville Area School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com
KEELY CARR BRADY	on behalf of Creditor Kimberton Knoll Homeowners Association kbrady@bradycissnelaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
MICHAEL PATRICK FARRINGTON	on behalf of Creditor PNC Bank National Association mfarrington@kmlawgroup.com
SHARON S. MASTERS	on behalf of Debtor Mary R Mulvihill shmasters@hotmail.com G65312@notify.cincompass.com

District/off: 0313-2

User: admin

Page 2 of 2

Date Rcvd: Feb 28, 2024

Form ID: pdf900

Total Noticed: 1

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov


TOTAL: 7

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : Chapter 13  
MARY MULVIHILL : Case No. 23-10530  
Debtor.

**ORDER**

AND NOW, this 28<sup>th</sup> day of February 2024, after consideration of the Motion to Sell Real Estate pursuant to [11 U.S.C. Section 363](#), responses thereto and the entire record, it is hereby ORDERED that the Motion is GRANTED. Distribution of sale proceeds shall be made in accordance with the attached, adjusted as of the closing date. The amount necessary to pay off the Chapter 13 Plan shall be paid to the Chapter 13 Standing Trustee at closing on the Property, and a copy of the fully-executed HUD -1 is to be sent to the office of the Chapter 13 Standing Trustee within seven (7) days of closing.



J.